

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NW/S Marmeco Court, 250 ft.+/- ZONING COMMISSIONER
SE from c/l W. Patapsco Ave. *
3500 Marmeco Court * OF BALTIMORE COUNTY
13th Election District
1st Councilmanic District
The Art Litho Company * Case No. 97-162-A
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 13500 Marmeco Court in southwestern Baltimore County. The Petition is filed by The Art Litho Company, property owner. Variance relief is requested from Sections 255.1 and 238.2 of the Baltimore County Zoning Regulations (BCZR) to allow a 10 ft. setback in lieu of the required 30 ft. on two side of a building, including a proposed addition, located on the subject property. The subject property and requested relief is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case were Vincent F. Crowe, on behalf of The Art Litho Company, and Frederick J. Thompson, the engineer who prepared the site plan. Jamie Gilbert from the Baltimore County Office of Economic Development also appeared in support of the Petition. The Petitioner was represented by Douglas L. Burgess, Esquire. There were no Protestants or other interested persons present.

This Zoning Commissioner is familiar with the subject property by virtue of a prior case in which an Order was issued on March 14, 1996. At that time, (case No. 96-282-A) zoning variance relief was granted from Section 238.2 of the BCZR to allow a rear yard setback of 25 ft. and a side yard setback of 10 ft. in lieu of the required 30 ft. for a proposed addition. The instant Petition for Variance is brought about by a change in circumstances since the issuance of that Order.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

The subject property under consideration is actually comprised of 2 parcels. Parcel No. 1 is the original property owned by The Art Litho Company and is 2.18 acres in area. Parcel No. 2 is 4.40 acres and, since the time of the last hearing, has been acquired by the Petitioner. In view of this acquisition, the Petitioner has reconfigured its plans for expansion of the business use on the site. As shown on the site plan, the Petitioner has proposed an addition to the existing building so as to provide more room for expanding business operations. An increased area for parking is also provided as a result of the acquisition.

Based upon the testimony and evidence offered, all of which is uncontradicted, it is clear that the variance should be granted. The property is located within a manufacturing/commercial area and is zoned M.L. The property abuts the Baltimore County/Baltimore City line and there are a number of businesses and similar uses in the area. The proposed expansion represents an appropriate use of the subject property and surely the variance can be granted without detriment to the surrounding of the locale. The uniqueness of the property is found in its configuration and the fact that it immediately abuts the County/City line.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of November, 1996 that a variance from Section 255.1 and 238.2 of the Baltimore County Zoning Regulations (BCZR) to allow a 10 ft. setback in lieu of the required 30 ft. on two sides of the building, with the proposed addition, located on the subject property, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this

Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING

Date _____

By _____

RECEIVED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 21, 1996

Douglas L. Burgess, Esquire
Suite 700, 502 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variance
Case No. 97-162-A
Property Location: 3500 Marmeco Court
The Art Litho Company, Petitioner

Dear Mr. Burgess:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Mr. Vincent F. Crowe, The Art Litho Company, 1500 W. Patapsco Avenue
Baltimore, Md. 21230
c: Jamie Gilbert, Office of Economic Development for Baltimore County

RECEIVED
NOV 22 1996





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3500 Marmeco Court

which is presently zoned ML

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 255.1 and 238.2 to allow ten foot in lieu of the required thirty foot setbacks on two sides of the building.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See Attached Reasons in Support of Requested Variance

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name) The Art Litho Company

Signature

Signature

Address

(Type or Print Name) by: Vincent Crowe, Pres.

City

State

Zipcode

Signature

Attorney for Petitioner

Douglas L. Burgess

(Type or Print Name)

1500 W. Patapsco Avenue 355-3200

Address

Phone No

Baltimore, MD 21230

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Signature

Suite 700

502 Washington Ave.

823-7800

Address

Phone No

Towson, MD

State

21204

Zipcode

Vincent Crowe

Name

same as above

355-3200

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY: [Signature]

DATE

10-8-96



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

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162

**Reasons in Support of Requested Variance
for The Art Litho Company**

1. Practical difficulty and unreasonable hardship are associated with the uniqueness of the site and building.
2. The subject site is on a corner, and the only areas available for expansion are against the Baltimore City Line, and a common panhandle, industrial road on the opposite side.
3. Due to the panhandle and the City Line, the actual setbacks on each side will equal or exceed thirty feet, although not to the property line.
4. The building is a vital employment center, and should be allowed to expand and remain in its present location.
5. The requested variances will not harm the health, safety and welfare of the area involved.
6. The combined sites¹ are of a very unique shape, heightened by the City line and panhandle.

Respectfully submitted,

Douglas L. Burgess
Attorney for Petitioner
823-7800

162

¹The Art Litho Company is: 1) the owner of lot 3 as shown on the plan, and 3) the contract purchaser of the neighboring lot 4, as shown on the plan and noted as being owned by Brody Transportation Company. Lot 4 is to be used for required parking as shown on the plan, and said parking is within 500 feet of the building use it supports.

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ZONING DESCRIPTION- ART LITHO COMPANY

CONSISTING OF TWO PARCELS DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING FOR THE SAME AT A POINT ON THE NORTHWEST SIDE OF MARMENCO COURT (50 FEET WIDE) WHERE IT IS INTERSECTED BY THE SOUTHWEST BOUNDARY LINE OF BALTIMORE CITY, AT A POINT MEASURED 567.45 FEET SOUTHEASTERLY FROM CITY BOUNDARY STONE NUMBER 9493. THENCE LEAVING SAID POINT AND BINDING ON THE NORTHWEST SIDE OF MARMENCO COURT SOUTH 37 DEGREES 54 MINUTES 30 SECONDS WEST, 186.99 FEET AND ON A LINE CURVING TO THE RIGHT, WITH A RADIUS OF 100 FEET, THE DISTANCE OF 54.11 FEET; THENCE LEAVING MARMENCO COURT AND CONTINUING ALONG THE ARC CURVING TO THE RIGHT WITH A RADIUS OF 100 FEET THE ARC DISTANCE OF 89.98 FEET TO A POINT OF TANGENCY; THENCE THE FOLLOWING COURSES AND DISTANCES

- (1) NORTH 59 DEGREES 32 MINUTES, 251.32 FEET
- (2) NORTH 29 DEGREES 20 MINUTES 10 SECONDS EAST, 265.00 FEET
- (3) SOUTH 60 DEGREES 39 MINUTES 50 SECONDS EAST, 380.00 FEET TO THE POINT OF BEGINNING

CONTAINING 2.18 ACRES MORE OR LESS.

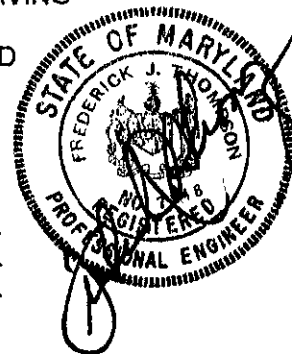
PARCEL 2

BEGINNING AT A POINT OF REVERSE CURVATURE ON THE RIGHT OF WAY LINE OF MARMENCO COURT, SAID POINT OF BEGINNING BEING THE END OF AN ARC CURVING TO THE RIGHT, WITH A RADIUS OF 100 FEET AND ARC DISTANCE OF 54.11 FEET AS DESCRIBED IN PARCEL 1. THENCE EXTENDING FROM THE POINT OF BEGINNING AND BINDING ON THE RIGHT OF WAY LINE OF MARMENCO COURT ON AN ARC CURVING TO THE LEFT HAVING A RADIUS OF 75.00 FEET, THE ARC DISTANCE OF 51.17 FEET; THENCE LEAVING THE RIGHT OF WAY LINE OF MARMENCO COURT AND EXTENDING ON AN ARC CURVING TO THE RIGHT HAVING A RADIUS OF 126.00 FEET THE ARC DISTANCE OF 64.94 FEET TO A POINT OF TANGENCY. THENCE EXTENDING THE FOLLOWING THIRTEEN COURSES AND DISTANCES TO A POINT OF CURVATURE:

- (1) NORTH 59 DEGREES 32 MINUTES, 250.81 FEET
- (2) NORTH 63 DEGREES 29 MINUTES 10 SECONDS WEST, 90.00 FEET
- (3) SOUTH 69 DEGREES 00 MINUTES WEST, 55.00 FEET
- (4) SOUTH 40 DEGREES 06 MINUTES WEST, 160.54 FEET
- (5) SOUTH 34 DEGREES 57 MINUTES 40 SECONDS WEST, 200.00 FEET
- (6) NORTH 14 DEGREES 28 MINUTES 40 SECONDS WEST, 251.74 FEET
- (7) NORTH 30 DEGREES 09 MINUTES 10 SECONDS WEST, 184.64 FEET
- (8) NORTH 77 DEGREES 44 MINUTES 40 SECONDS EAST, 91.77 FEET
- (9) SOUTH 76 DEGREES 56 MINUTES 20 SECONDS EAST, 96.40 FEET
- (10) NORTH 28 DEGREES 31 MINUTES 20 SECONDS EAST, 331.36 FEET
- (11) SOUTH 60 DEGREES 39 MINUTES 50 SECONDS EAST, 351.45 FEET
- (12) SOUTH 29 DEGREES 20 MINUTES 10 SECONDS WEST, 265.00 FEET AND
- (13) SOUTH 59 DEGREES 32 MINUTES EAST, 251.32 FEET TO A POINT OF CURVATURE

THENCE ON AN ARC CURVING TO THE LEFT WITH A RADIUS OF 100.00 FEET, THE ARC DISTANCE OF 89.98 FEET TO THE POINT AND PLACE OF BEGINNING.
CONTAINING 4.40 ACRES

AS RECORDED IN DEED 7819/ 182 AND 8144/ 118. BEING LOTS 4 AND 5, AS SHOWN ON THE SUBDIVISION PLAT OF PATAPSCO INDUSTRIAL SITES, WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK OTG NUMBER 31, FOLIO 120 AND IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE CITY IN PLAT POCKET FOLDER JFC NUMBER 2101.
ALSO KNOWN AS 3500 AND 3510 MARMENCO COURT AND LOCATED IN THE 13TH ELECTION DISTRICT



MICROFILMED

162

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

162 No. 026365

DATE 10-8-96 ACCOUNT 8001-6150

AMOUNT \$ 250.00

RECEIVED
FROM: Aet LITH Co. 3500 MADISON CT.

VAR. (020) 250.00

FOR: _____

01A00H0192N1CHRC \$250.00

VALIDATION OR SIGNATURE OF CASHIER

WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

JCM

CERTIFICATE OF POSTING

RE: Case No.: 97-162-A

Petitioner/Developer: ^{THE} ART. LITHOCO.
C/O VINCENT CROWE,
FRANK M^CNERNEY, ETAL
DOUGLAS BURGESS, ESQ.

Date of Hearing/Closing: NOV. 8, 1996

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #3500 MARMENCO COURT

The sign(s) were posted on OCT. 23, 1996
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe, SR 10/24/96
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

666-5366
(Telephone Number)

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 162

Petitioner: ART LITHO Co. ATTN: VINCENT CROWE.

Location: 3500 MARMECO CT.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: VINCENT CROWE.

ADDRESS: 1500 W. PATAPSCO AVE.
BALTO., Md. 21230

PHONE NUMBER: 355-3200

AJ:ggs

(Revised 09/24/96)

MICROFILMED



cc: Executive Office
People's Counsel
Planning Office
Information Desk
Court Reporter
County Council
Board Members

THURSDAY 2/09 (94-468-X /Essex Co. /W/D by Appellant)
10 a.m. Best Buy Company
N/S Security Blvd, East of Belmont Avenue
1st E, 1st C
RE: ZADM Decision /Limited Exemption
/Development Plan

WEDNESDAY 2/08 (CBA-94-169/170/171 postponed to 3/07/95)
(CBA-94-147 /Sewell /W/D by Appellant)
10 a.m. Glyndon Meadows /ZADM IV-461
The Southern Land Co. - C.P.
NEC Butler Road and Old Hanover Road
4th E, 3rd C
RE: Approval of Development Plan by
Hearing Officer AND
Margaret Pumphrey & Robert Stoll -
Property Owners; The Southern Land
Co. - C.P. /Glyndon Meadows
SPH -to create 8 R.C. 5 lots;
VAR -Side yard setbacks; distance
between lot lines & principal bldgs.

TUESDAY 2/07 10 a.m. George S. Regester, et ux
SE/s Belair Road, 1900' +/-
NE of c/l Silver Spring Road
(8833 Belair Road)
11th E, 6th C
SPH -Approval of continuation of
use commencing in 1955
/nonconforming use

APPEAL HEARINGS SCHEDULED FOR THE WEEK OF FEBRUARY 6, 1995

RECEIVED
FEB 1 1995
ZADM

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
*** HEARING ROOM - Room 48 *** (410) 887-3180

Basement - Old Courthouse
400 Washington Avenue



162

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: TO ALLOW TEN FOOT IN LIEU
OF THIRTY FOOT SETBACKS ON TWO-
SIDES OF THE BUILDING.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
October 24, 1996 Issue - Jeffersonian

Please forward billing to:

Vincent Crowe
1500 W. Patapsco Avenue
Baltimore, MD 21230
355-3200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-162-A (Item 162)
3500 Marmeco Court
NW/S Marmeco Court, 250' +/- SE from c/l W. Patapsco Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): The Art Litho Company

Variance to allow 10 foot in lieu of the required 30 foot setbacks on two sides of the building.

HEARING: FRIDAY, NOVEMBER 8, 1996 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 18, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-162-A (Item 162)
3500 Marmeco Court
NW/S Marmeco Court, 250' +/- SE from c/l W. Patapsco Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): The Art Litho Company

Variance to allow 10 foot in lieu of the required 30 foot setbacks on two sides of the building.

HEARING: FRIDAY, NOVEMBER 8, 1996 at 2:00 p.m. in Room 106, County Office Building.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: The Art Litho Company/Vincent Crowe
Douglas L. Burgess, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN MUST POSTED ON THE PROPERTY BY OCTOBER 24, 1996
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 14, 1996

Douglas L. Burgess, Esquire
Suite 700
502 Washington Avenue
Towson, MD 21204

RE: Item No.: 162
Case No.: 97-162-A
Petitioner: The Art Litho Company

Dear Mr. Burgess:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 14, 1996

Douglas L. Burgess, Esquire
Suite 700
502 Washington Avenue
Towson, MD 21204

RE: Item No.: 162
Case No.: 97-162-A
Petitioner: The Art Litho Company

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If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/21/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: THE ART LITHO COMPANY

Location: NW/5 MARMENCO CT. 250' +/- SE FROM CENTERLINE WEST PATAPSCO AVE.
(3500 MARMENCO CT.)

Item No.: 162

Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

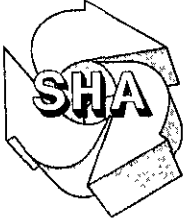
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Parker F. Williams
Administrator

10-23-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 142 (JCM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: October 18, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 157, 161, 162, 163, 165, 166, 169, 171, 172, 174

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Emily L. Keller

PK/JL

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/27/96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee

Meeting Date: Oct 21, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	161	166	174
	162	168	
	163	169	
	164	171	
	165	172	

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: October 25, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for October 28, 1996
 Item No. 162

The Development Plans Review Division has reviewed the subject zoning item. Construct the proposed 24-foot single commercial entrance with depressed curb per Department of Public Works Std. Plate R-32.

The Developer will be responsible for any storm drains necessary to carry the run-off to a suitable outfall.

Subject to Landscape Manual. A Landscape Plan must be approved before the building permit may be released.

RWB:HJO:jrb

cc: File

ZONE34A

MICROFILMED

RE: PETITION FOR VARIANCE
3500 Marmeco Court, NW/S Marmeco Ct, 250'
+/- SE from c/l W. Patapsco Avenue
13th Election District, 1st Councilmanic

The Art Litho Company
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-162-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of November, 1996, a copy of the foregoing Entry of Appearance was mailed to Douglas L. Burgess, Esq., 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

ZC HRC.
FRI. 11/8

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

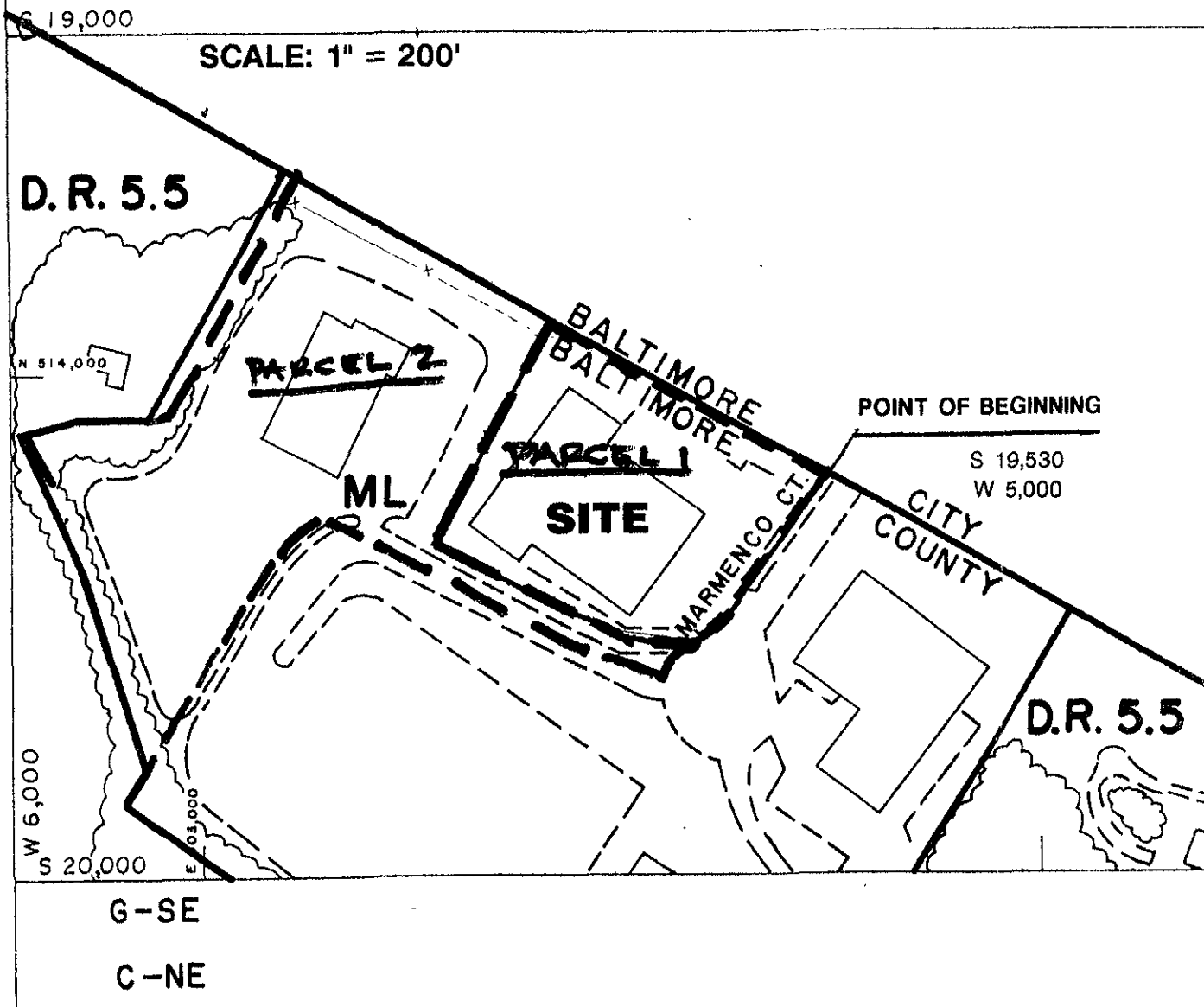
NAME

ADDRESS

VINCENT F. CROWE
FREDERICK J. THOMPSON
DOUGLAS L. BURGESS
JAMIE GILBERT

ART LITHO COMPANY
1500 W. PATAPSCO AVE, BALTIMORE 21230.
GOWER THOMPSON INC
4290 LAKE AVE. BALTIMORE 21212
502 WASHINGTON AVE, STE. 700
BALTIMORE COUNTY ECONOMIC DEV 21204
400 WASHINGTON BLVD 21204





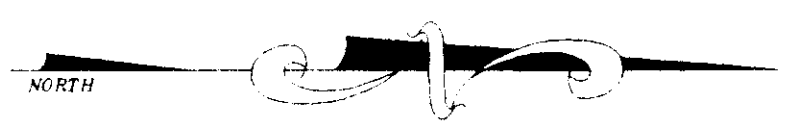
162

**ZONING MAP WITH LOCATION AND BOUNDARIES
OF THE ART LITHO COMPANY
3500 MARMENCO COURT**



MICROFILMED

ZONING MAP S.W. 5-A



BETTY L. &
CALVIN E. RICHER
(13-13-18-200670)
EX. USE - RESIDENTIAL

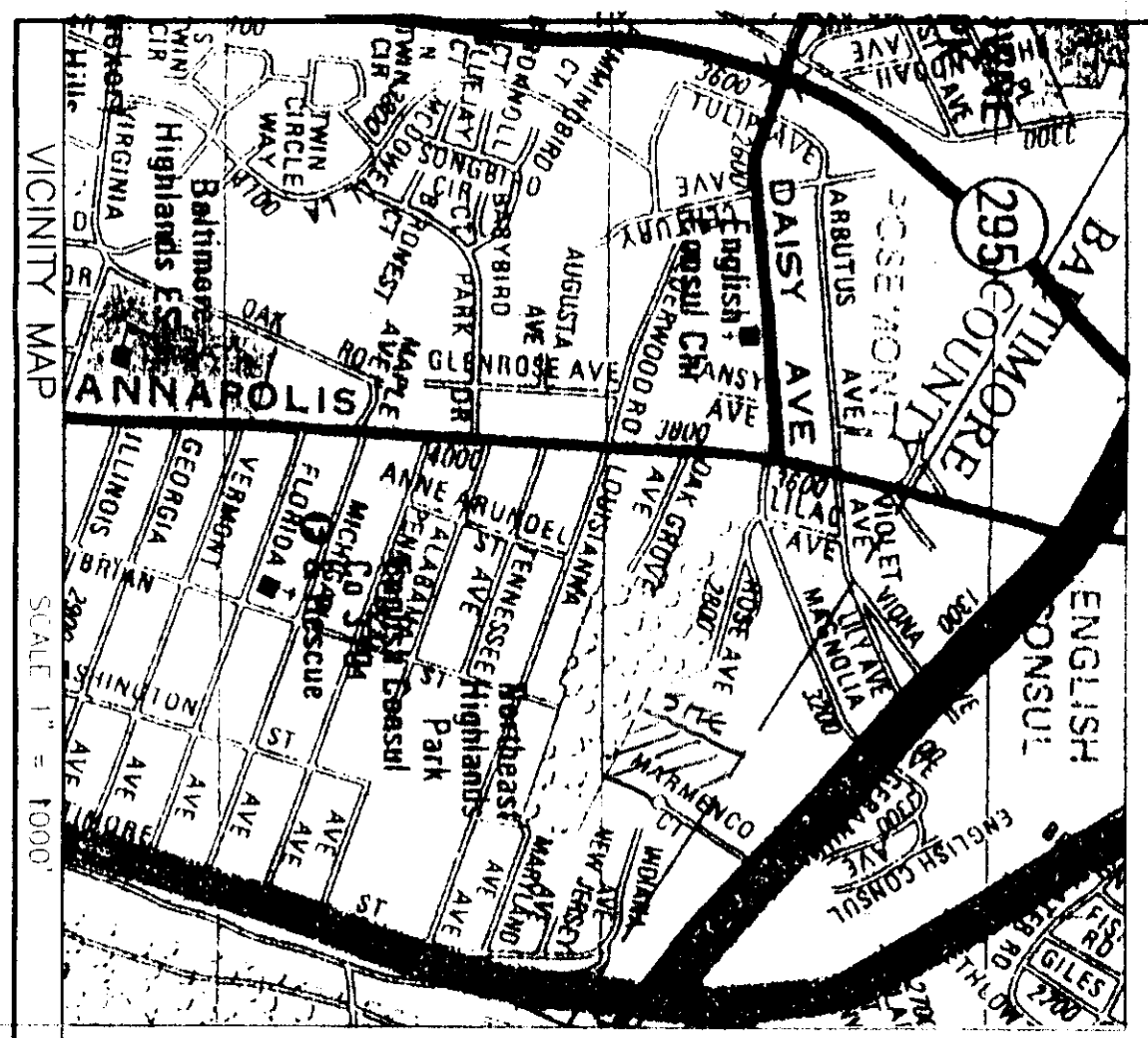
PARCEL 2
BRODY TRANSPORTATION CO., INC.
S.M. 8144 FOLIO 577
LOT 5 OF LOTS 2, 3 & 4
1/4 SUBDIVISION OF ART LITHO
0.16, 33 FOLIO 118
CONTRACT PURCHASE: ART LITHO, INC.

BALTIMORE COUNTY, MD.
5880/97
(12-12-02-570237)

EXISTING USE
TRAILER PARKING
DESIGNATED PARKING FOR
ART LITHO 65 SPACES
(37,118 S.F. OR 0.852 AC.)
ZONING HISTORY
CASE NO. 263-A
PETITION FOR VARIANCE FROM SIDE AND REAR YARD REQUIREMENTS
IT IS ORDERED (JANUARY 14, 1989) THAT THE PETITION FOR VARIANCE BEING
FILED FOR THE PROPOSED BUILDING ADDITIONS TO THE EXISTING BUILDING
BE GRANTED. THE VARIANCE IS GRANTED FOR THE REASON THAT THE
EXISTING BUILDING IS NOT IN CONFORMANCE WITH THE ZONING
REGULATIONS AND IS HEREBY GRANTED.
CASE NO. 144-RV
SUBDIVISION REFERENCE: PARAPASCO INDUSTRIAL SITES, LOTS 4 AND 5
DEED REFERENCE
PARCEL 1: 789/182
PARCEL 2: 113-13-18-200670
OWNER: BRODY TRANSPORTATION CO., INC.
1500 W. PATAPASCO AVE.
621 S. BRANTLAW STREET
VINCENT GROVE
ART LITHO, INC.
PROPOSED CONSTRUCTION
IRREGULAR EXPANSION TO REAR OF EXISTING BUILDING (AVE. 85 X 224)
EXISTING BUILDING (PROPOSED BUILDING HEIGHT = 18 FEET WITH PROVISION
THERE ARE NO FREE STANDING SHOPS EITHER EXISTING OR PROPOSED FOR THIS
PROJECT
ALL PARAPASCO COUNTY WITH SECTION 403.4 (B)(2)
IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS
PARCEL 1: 789/182 (ART LITHO, INC.)
PARCEL 2: 113-13-18-200670 (ART LITHO, INC.)
WARRANTY: 2,730,000 ± S.F. OF P.C.T. (BRANNAN) SHEET
PAVING PROVIDED: 123
PARKING PROVIDED: 34

TRANSPORT POOL, INC.
5060/12
(13-13-16-000836)
ZONED ML

NOTES
ELECTION DISTRICT 13, CONGRESSIONAL DISTRICT 1
AREA OF SITE IS 5.94 ACRES (24,940 S.F. ±)
PARCEL 1: 789/182 (ART LITHO, INC.)
PARCEL 2: 113-13-18-200670 (ART LITHO, INC.)
FAR PROVIDED: 34
PRESENT USE OF SITE
PROPOSED CONSTRUCTION
IRREGULAR EXPANSION TO REAR OF EXISTING BUILDING (AVE. 85 X 224)
EXISTING BUILDING (PROPOSED BUILDING HEIGHT = 18 FEET WITH PROVISION
THERE ARE NO FREE STANDING SHOPS EITHER EXISTING OR PROPOSED FOR THIS
PROJECT
ALL PARAPASCO COUNTY WITH SECTION 403.4 (B)(2)
IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS
PARCEL 1: 789/182 (ART LITHO, INC.)
PARCEL 2: 113-13-18-200670 (ART LITHO, INC.)
WARRANTY: 2,730,000 ± S.F. OF P.C.T. (BRANNAN) SHEET
PAVING PROVIDED: 123
PARKING PROVIDED: 34



COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON
BALTIMORE COUNTY TRAVERSE STATIONS X-7014 & X-7015

99.162-A

DRC 0924 6A

GT
GOMER THOMPSON, INC.
CIVIL ENGINEERING - SITE PLANNING
429 E. Lomb Avenue
Baltimore, Maryland 21204
Tel: 410-522-0104
Fax: 410-522-0104

REVISIONS	
NO.	DATE

LPJ INC.
CONSULTING ENGINEERS
STRUCTURAL * CIVIL
16 West 25th Street
Baltimore, Maryland 21218
Phone: (410) 366-7800
Fax: (410) 366-3835

Art Litho Company, Inc.
Building Additions
3500 Marmenco Court

Plan to Accompany
Request for
Zoning Variance

162

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

C-1

SHEET OF

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
1500 W. Marmeco Court, 250 ft. +/- ZONING COMMISSIONER
SE from c/i W. Patapsco Ave. *
3500 Marmeco Court * OF BALTIMORE COUNTY
13th Election District
1st Councilmanic District
The Art Litho Company * Case No. 97-162-A
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 13500 Marmeco Court in southwestern Baltimore County. The Petition is filed by The Art Litho Company, property owner. Variance relief is requested from Sections 255.1 and 238.2 of the Baltimore County Zoning Regulations (BCZR) to allow a 10 ft. setback in lieu of the required 30 ft. on two side of a building, including a proposed addition, located on the subject property. The subject property and requested relief is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case were Vincent F. Crowe, on behalf of The Art Litho Company, and Frederick J. Thompson, the engineer who prepared the site plan. Jamie Gilbert from the Baltimore County Office of Economic Development also appeared in support of the Petition. The Petitioner was represented by Douglas L. Burgess, Esquire. There were no Protestants or other interested persons present.

This Zoning Commissioner is familiar with the subject property by virtue of a prior case in which an Order was issued on March 14, 1996. At that time, (case No. 96-282-A) zoning variance relief was granted from Section 238.2 of the BCZR to allow a rear yard setback of 25 ft. and a side yard setback of 10 ft. in lieu of the required 30 ft. for a proposed addition. The instant Petition for Variance is brought about by a change in circumstances since the issuance of that Order.

The subject property under consideration is actually comprised of 2 parcels. Parcel No. 1 is the original property owned by The Art Litho Company and is 2.18 acres in area. Parcel No. 2 is 4.40 acres and, since the time of the last hearing, has been acquired by the Petitioner. In view of this acquisition, the Petitioner has reconfigured its plans for expansion of the business use on the site. As shown on the site plan, the Petitioner has proposed an addition to the existing building so as to provide more room for expanding business operations. An increased area for parking is also provided as a result of the acquisition.

Based upon the testimony and evidence offered, all of which is uncontradicted, it is clear that the variance should be granted. The property is located within a manufacturing/commercial area and is zoned M.L. The property abuts the Baltimore County/Baltimore City line and there are a number of businesses and similar uses in the area. The proposed expansion represents an appropriate use of the subject property and surely the variance can be granted without detriment to the surrounding of the locale. The uniqueness of the property is found in its configuration and the fact that it immediately abuts the County/City line.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of November, 1996 that a variance from Section 255.1 and 238.2 of the Baltimore County Zoning Regulations (BCZR) to allow a 10 ft. setback in lieu of the required 30 ft. on two sides of the building, with the proposed addition, located on the subject property, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this

-2-

Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

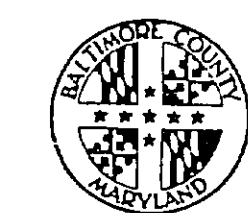
Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date _____
By _____

-3-



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 21, 1996

Douglas L. Burgess, Esquire
Suite 700, 502 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variance
Case No. 97-162-A
Property Location: 3500 Marmeco Court
The Art Litho Company, Petitioner

Dear Mr. Burgess:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

cc: Mr. Vincent F. Crowe, The Art Litho Company, 1500 W. Patapsco Avenue
Baltimore, Md. 21230
cc: Jamie Gilbert, Office of Economic Development for Baltimore County

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 3500 Marmeco Court
which is presently zoned M.L.

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 255.1 and 238.2 to allow ten foot in lieu of the required thirty foot setbacks on two sides of the building.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

See Attached Reasons in Support of Requested Variance

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that true and the whole contents of the foregoing petition and the reasons therefor are true and correct.)

Legal Owners:

Type of Name: The Art Litho Company
Signature: *Michael F. Crowe*

Type of Name: Vincent Crowe, Pres.
Signature: *Vincent F. Crowe*

Address: 1500 W. Patapsco Avenue 355-3200
Baltimore, MD 21230

Name, Address and phone number of representative to be contacted: Vincent Crowe

Name: Vincent Crowe
Address: same as above 355-3200

Address: 502 Washington Ave. 823-7800
Towson, MD 21204

Address: 502 Washington Ave. 823-7800
Towson, MD 21204

Address: 502 Washington Ave. 823-7800
Towson, MD 21204

Address: 502 Washington Ave. 823-7800
Towson, MD 21204

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Towson, MD 21204

Address: 502 Washington Ave. 823-7800
Towson, MD 21204

Address: 502 Washington Ave. 823-7800
Towson, MD 21204

Reasons in Support of Requested Variance for The Art Litho Company

1. Practical difficulty and unreasonable hardship are associated with the uniqueness of the site and building.
2. The subject site is on a corner, and the only areas available for expansion are against Baltimore City Line, and a common panhandle, industrial road on the opposite side.
3. Due to the panhandle and the City Line, the actual setbacks on each side will equal or exceed thirty feet, although not to the property line.
4. The building is a vital employment center, and should be allowed to expand and remain in its present location.
5. The requested variances will not harm the health, safety and welfare of the area involved.
6. The combined sites are of a very unique shape, heightened by the City line and panhandle.

Respectfully submitted,

Douglas L. Burgess
Attorney for Petitioner
823-7800

ZONING DESCRIPTION- ART LITHO COMPANY CONSISTING OF TWO PARCELS DESCRIBED AS FOLLOWS:

PARCEL 1
BEGINNING FOR THE SAME AT A POINT ON THE NORTHWEST SIDE OF MARMENCO COURT (50 FEET WIDE) WHERE IT IS INTERSECTED BY THE SOUTHWEST BOUNDARY LINE OF BALTIMORE CITY, AT A POINT MEASURED 587.45 FEET SOUTHEASTERLY FROM CITY BOUNDARY STONE NUMBER 9482; THENCE LEAVING SAID POINT AND BINDING ON THE NORTHWEST SIDE OF MARMENCO COURT SOUTH 37 DEGREES 54 MINUTES 30 SECONDS WEST, 186.99 FEET AND ON A LINE CURVING TO THE RIGHT, WITH A RADIUS OF 100 FEET, THE DISTANCE OF 54.11 FEET; THENCE LEAVING MARMENCO COURT AND CONTINUING ALONG THE ARC CURVING TO THE RIGHT WITH A RADIUS OF 100 FEET THE ARC DISTANCE OF 89.98 FEET TO A POINT OF TANGENCY; THENCE THE FOLLOWING COURSES AND DISTANCES:

- (1) NORTH 59 DEGREES 32 MINUTES, 251.32 FEET
- (2) NORTH 29 DEGREES 20 MINUTES 10 SECONDS EAST, 265.00 FEET
- (3) SOUTH 60 DEGREES 39 MINUTES 50 SECONDS EAST, 380.00 FEET TO THE POINT OF BEGINNING

CONTAINING 2.18 ACRES MORE OR LESS.

PARCEL 2
BEGINNING AT A POINT OF REVERSE CURVATURE ON THE RIGHT OF WAY LINE OF MARMENCO COURT, SAID POINT OF BEGINNING BEING THE END OF AN ARC CURVING TO THE RIGHT, WITH A RADIUS OF 100 FEET AND ARC DISTANCE OF 54.11 FEET AS DESCRIBED IN PARCEL 1, THENCE EXTENDING FROM THE POINT OF BEGINNING AND BINDING ON THE RIGHT OF WAY LINE OF MARMENCO COURT ON AN ARC CURVING TO THE LEFT HAVING A RADIUS OF 75.00 FEET, THE ARC DISTANCE OF 51.17 FEET; THENCE LEAVING THE RIGHT OF WAY LINE OF MARMENCO COURT AND EXTENDING ON AN ARC CURVING TO THE RIGHT HAVING A RADIUS OF 125.00 FEET THE ARC DISTANCE OF 84.94 FEET TO A POINT OF TANGENCY; THENCE EXTENDING THE FOLLOWING THIRTEEN COURSES AND DISTANCES TO A POINT OF CURVATURE:

- (1) NORTH 59 DEGREES 32 MINUTES, 250.81 FEET
- (2) NORTH 63 DEGREES 29 MINUTES 10 SECONDS WEST, 90.00 FEET
- (3) SOUTH 69 DEGREES 00 MINUTES WEST, 55.00 FEET
- (4) SOUTH 40 DEGREES 06 MINUTES WEST, 160.54 FEET
- (5) SOUTH 34 DEGREES 57 MINUTES 40 SECONDS WEST, 200.00 FEET
- (6) NORTH 14 DEGREES 28 MINUTES 40 SECONDS WEST, 251.74 FEET
- (7) NORTH 30 DEGREES 09 MINUTES 10 SECONDS WEST, 184.84 FEET
- (8) NORTH 77 DEGREES 44 MINUTES 40 SECONDS EAST, 91.77 FEET
- (9) SOUTH 76 DEGREES 56 MINUTES 20 SECONDS EAST, 96.40 FEET
- (10) NORTH 28 DEGREES 31 MINUTES 20 SECONDS EAST, 331.38 FEET
- (11) SOUTH 60 DEGREES 39 MINUTES 50 SECONDS EAST, 351.45 FEET
- (12) SOUTH 28 DEGREES 20 MINUTES 10 SECONDS WEST, 265.00 FEET AND
- (13) SOUTH 59 DEGREES 32 MINUTES EAST, 251.32 FEET TO A POINT OF CURVATURE

THENCE ON AN ARC CURVING TO THE LEFT WITH A RADIUS OF 100.00 FEET, THE ARC DISTANCE OF 89.98 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 4.40 ACRES

AS RECORDED IN DEED 7819/182 AND 8144/118, BEING LOTS 4 AND 5, AS SHOWN ON THE SUBDIVISION PLAT OF PATAPSCO INDUSTRIAL SITES, WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK OTS NUMBER 31, FOLIO 120 AND IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE CITY IN PLAT BOOK FOLDER JFO NUMBER 2191, ALSO KNOWN AS 3500 AND 3510 MARMENCO COURT AND LOCATED IN THE 13TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND 162 No. 026365
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 11-21-96 ACCOUNT: 1001-6150

AMOUNT: \$ 750.00

RECEIVED FROM: *Art Litho Co.* \$500 MARMENCO CC.

VAR. (020) 250.00

FOR: _____

31-0000112-12-12-96 \$250.00

VALIDATION OR SIGNATURE OF CASHIER *JCM*

CERTIFICATE OF POSTING

RE: Case No.: 97-162-A
 THE
 Petitioner/Developer: ART LITHO CO.
VINCENT CROWE
6 PENNY LANE
DUNLAP BURGESS, ESQ.
 Date of Hearing/Closing: NOV 8, 1996

Baltimore County Department of
 Permits and Development Management
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
 were posted conspicuously on the property located at #3500 MARMECO COURT

The sign(s) were posted on OCT. 23, 1996
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe
 (Signature of Sign Poster and Date)
PATRICK M. O'KEEFE
 (Printed Name)
523 PENNY LANE
 (Address)
HUNT VALLEY, MD 21030
 (City, State, Zip Code)
666-5366
 (Telephone Number)



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the
 general public/neighborhood property owners relative to property which
 is the subject of an upcoming zoning hearing. For those petitions which
 require a public hearing, this notice is accomplished by posting a sign
 on the property (responsibility of which, lies with the
 petitioner/applicant) and placement of a notice in at least one
 newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are
 satisfied. However, the petitioner is responsible for the costs
 associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and
 should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 162
 Petitioner: ART LITHO CO. ATTN: VINCENT CROWE
 Location: 3500 MARMECO CT.
 PLEASE FORWARD ADVERTISING BILL TO:
 NAME: VINCENT CROWE
 ADDRESS: 1500 W. PATAPSCO AVE.
BALTO, MD. 21230
 PHONE NUMBER: 355-3200

AJ:ggg

(Revised 09/24/96)

Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No. _____

A PUBLIC HEARING WILL BE HELD BY
 THE ZONING COMMISSIONER
 IN TOWSON, MD.

PLACE:

DATE AND TIME:

REQUEST: TO ALLOW TEN FOOT IN LIEU
OF THIRTY FOOT SETBACKS ON TWO
SIDES OF THE BUILDING.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
 TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
 HANDICAPPED ACCESSIBLE

906
 post-4.doc

TO: POTENTIAL PUBLISHING COMPANY
 October 24, 1996 Issue - Jeffersonian

Please forward billing to:

Vincent Crowe
 1500 W. Patapsco Avenue
 Baltimore, MD 21230
 355-3200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore
 County, will hold a public hearing on the property identified herein in
 Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
 or
 Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

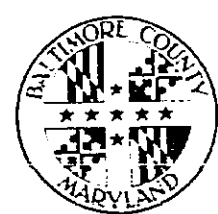
CASE NUMBER: 97-162-A (Item 162)
 3500 Marmeco Court
 NW/4 Marmeco Court, 250' +/- SE from c/l W. Patapsco Avenue
 13th Election District - 1st Councilmanic
 Legal Owner(s): The Art Litho Company

Variance to allow 10 foot in lieu of the required 30 foot setbacks on two sides of the building.

HEARING: FRIDAY, NOVEMBER 8, 1996 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE S. SCHWITZ
 ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
 (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

October 18, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore
 County, will hold a public hearing on the property identified herein in
 Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
 or
 Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-162-A (Item 162)
 3500 Marmeco Court
 NW/4 Marmeco Court, 250' +/- SE from c/l W. Patapsco Avenue
 13th Election District - 1st Councilmanic
 Legal Owner(s): The Art Litho Company

Variance to allow 10 foot in lieu of the required 30 foot setbacks on two sides of the building.

HEARING: FRIDAY, NOVEMBER 8, 1996 at 2:00 p.m. in Room 106, County Office Building.

Arnold Jablon
 Director

cc: The Art Litho Company/Vincent Crowe
 Douglas L. Burgess, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 24, 1996
 (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
 (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

November 14, 1996

Douglas L. Burgess, Esquire
 Suite 700
 502 Washington Avenue
 Towson, MD 21204

RE: Item No.: 162
 Case No.: 97-162-A
 Petitioner: The Art Litho Company

Dear Mr. Burgess:

The Zoning Advisory Committee (ZAC), which consists of representa-
 tives from Baltimore County approval agencies, has reviewed the plans
 submitted with the above referenced petition, which was accepted for
 processing by Permits and Development Management (PDM), Zoning Review, on
 October 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or
 request information on your petition are attached. These comments are not
 intended to indicate the appropriateness of the zoning action requested,
 but to assure that all parties (zoning commissioner, attorney, petitioner,
 etc.) are made aware of plans or problems with regard to the proposed
 improvements that may have a bearing on this case. Only those comments
 that are informative will be forwarded to you; those that are not
 informative will be placed in the permanent case file.

If you need further information or have any questions regarding these
 comments, please do not hesitate to contact the commenting agency or
 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
 W. Carl Richards, Jr.
 Zoning Supervisor

WCR/ze
 Attachment(s)

Printed with Soy-based Ink
 on Recycled Paper

Baltimore County Government
 Fire Department



700 East Joppa Road
 Towson, MD 21286-5500

Office of the Fire Marshal
 (410) 887-4880

DATE: 10/21/96

Arnold Jablon
 Director
 Zoning Administration and
 Development Management
 Baltimore County Office Building
 Towson, MD 21204
 MAIL STOP-1105

RE: Property Owner: THE ART LITHO COMPANY

Location: NW/4 MARMECO CT. 250' +/- SE FROM CENTERLINE WEST PATAPSCO AVE.
 (3500 MARMECO CT.)

Item No.: 162 Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed
 by this Bureau and the comments below are applicable and required to
 be corrected or incorporated into the final plans for the property.

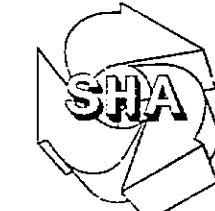
4. The site shall be made to comply with all applicable parts of the
 Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site
 shall comply with all applicable requirements of the National Fire
 Protection Association Standard No. 101 "Life Safety Code", 1991
 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
 Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soy-based Ink
 on Recycled Paper



Maryland Department of Transportation
 State Highway Administration

David L. Winstead
 Secretary
 Parker F. Williams
 Administrator

Ms. Roslyn Eubanks
 Baltimore County Office of
 Permits and Development Management
 County Office Building, Room 109
 Towson, Maryland 21204

RE: Baltimore County
 Item No. 162 (JCH)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to
 approval as it does not access a State roadway and is not affected by any State
 Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
 Ronald Burns, Chief
 Engineering Access Permits
 Division

BS/es

My telephone number is _____
 Maryland Relay Service for Impaired Hearing or Speech
 1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

